



18 CHELMSFORD HOUSE, CHELMSFORD ROAD

Dunmow, CM6 1EZ

OFFERS IN EXCESS OF £300,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- DOCKLANDS COMES TO DUNMOW
- UNUSUAL FOR DUNMOW
- AMAZING 3 BEDROOM APARTMENT
- 2 BATHROOMS ONE WITH UNDERFLOOR HEATING
- SPACIOUS LIVING
- EXPOSED BEAMS
- VAULTED CEILING
- SASH WINDOWS





Property Description

THE PROPERTY

A SPLENDID DOCKLANDS STYLE APARTMENT which is unusual for Dunmow and would suit a STYLISH PURCHASER.

This SPACIOUS DUPLEX APARTMENT has a BRIGHT LOUNGE, a WELL APPOINTED KITCHEN/DINER, 3 BEDROOMS two of which are BEAUTIFULLY VAULTED, 2 BATHROOMS and is offered with 2 ALLOCATED PARKING SPACES.

PROPERTY INFORMATION

Leasehold - We understand from the vendor the lease details are : 87 years remaining, maintenance charges £1,250 per year. Ground rent £200 p.a. Please check these with your conveyancer prior to committing to purchase.

EPC - D

Council Tax - B

Photos - We are using photos taken prior to the rental and are there as a guide, updated photos to follow.

Entrance Hall

Laminate flooring, stairs, storage cupboard, door to:

Lounge Room

4.42m (14'6") max x 4.04m (13'3") Multi-paned sash window to rear, multi-paned sash window to side, two radiators, laminate flooring, telephone point, TV point, dado rail, picture rail.

Dining Room

4.47m (14'8") x 3.45m (11'4") Multi-paned sash window to

rear, radiator, laminate flooring, dado rail, open plan to:

Kitchen

2.73m (9') x 2.17m (7'1") max. Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl china sink with stainless steel swan neck, built-in integrated fridge, plumbing for automatic washing machine, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood, window to rear, laminate flooring, ceiling spotlights.

Bedroom 3

2.05m (6'8") x 4.05m (13'3") PVCu double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, heated towel rail, extractor fan, multi-paned sash window to side, ceramic tiled flooring.

Landing/Study Area

Exposed beams, door to:

Bedroom 1

4.20m (13'9") x 4.17m (13'8") PVCu double glazed window to rear, built-in wardrobe, storage cupboard, radiator, telephone point, TV point, door to:

En-suite Bathroom

Fitted with four piece suite comprising bath, wash hand basin, tiled shower enclosure with folding glass screen, close coupled WC, tiled splashbacks, extractor fan, shaver point.

Bedroom 2

3.96m (13') x 3.23m (10'7") PVCu double glazed window to rear, built-in wardrobe, radiator.

Outside

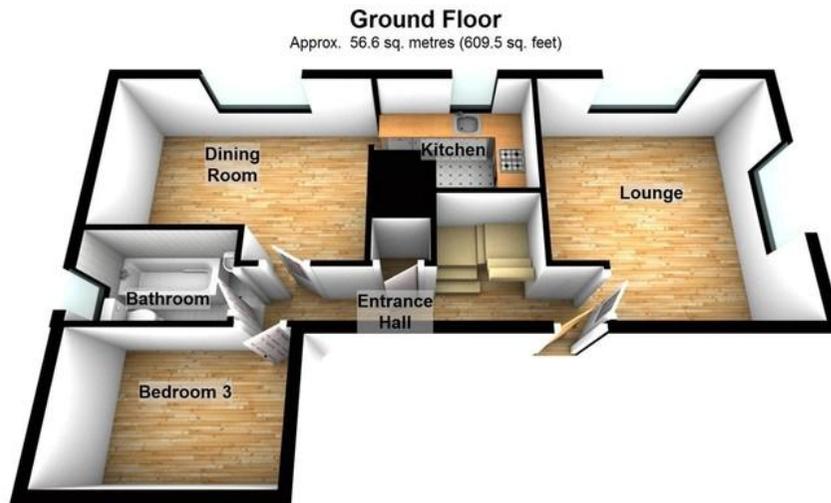
Allocated parking for two cars; small communal gardens.

Lease Details

Lease details: 91 years remaining on lease; maintenance charges £1,115 per year; council tax (Band B).







Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

This floor plan is for reference only and should be used as a guide copyright protected for use only with James .Co.
Plan produced using The Mobile Agent.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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